

Class Concept

Positions in this class are responsible for reviewing all real property appraisals completed in the acquisition of highway right-of-way. These positions train Real Estate Appraiser I positions in methodologies and application of eminent domain law to appraisals that establish just compensation for the acquisition of private real estate for highway purposes. This classification requires full mastery of skills and responsibilities performed in the lower class to competently evaluate and pass judgment on their work.

Positions conduct quality control and formal reviews of appraisal reports by staff and fee appraisers, ensuring compliance with agency, state, and federal standards, and making recommendations on certified just compensation. Positions train and mentor junior appraisers on eminent domain methodologies and valuation impacts such as access, proximity, easements, noise, and environmental factors. Positions also communicate and defend appraisal decisions to stakeholders, including landowners and government officials, and serve as an expert witness in court when required, while independently managing responsibilities and reporting on appraisal quality and timeliness.

Recruitment Standard

Knowledge, Skills, and Abilities

- Considerable knowledge of real estate appraisal practices, including NC Appraisal Board regulations, departmental policies, the Right of Way (ROW) Manual, and federal standards such as CFR 49 Part 24, FHWA Guidelines, and USPAP
- Skilled in interpreting complex technical documents, including deeds, conveyance instruments, highway and utility plans, cross-sections, and other property-related records
- Proficient in utilizing digital tools and systems such as public land records, GIS platforms, CADD software, and Microsoft Office applications (Word, Excel, Teams) for property analysis and documentation
- Experienced in estimating project costs and assessing property impacts, with the ability to apply appraisal methodologies to a variety of real property types
- Strong interpersonal and communication skills, with a proven ability to build and maintain effective working relationships with colleagues, stakeholders, and the public

Minimum Education and Experience

Possess a valid Certified General Real Estate Appraiser license; or be a Certified General Appraiser licensed in a state recognized by the NC Appraisal Board offering license reciprocity. If licensed in another state, the NC license must be instated before a job hire can be finalized. Have a minimum of three (3) years of appraisal experience performing and writing qualified appraisals for a condemning authority, subject to the laws governing eminent domain.

Necessary Special Requirements

Must be actively enrolled in the National Registry. Possess a current USPAP Certification and be eligible to operate a state-issued vehicle.